

E34.15 FT OF LOT 16 &
W1.20 FT OF LOT 15
SEASCAPE AT AMELIA PBK 6/378

JANIS JAMES STEVEN & HILLARY A
2664 WEST 5TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1677-0016-0000



BUILDING CHARACTERISTICS				
ELEMENT		CD	CONSTRUCTION	
Exterior Wall		10	ABOVE AVG 50	
Exterior Wall		23	REINF CONC 50	
Roof Structure		08	IRREGULAR 100	
Roof Cover		11	SLATE 100	
Interior Wall		05	DRYWALL 100	
Interior Floor		15	HARDTILE 70	
Interior Floor		14	CARPET 30	
Air Condition		03	CENTRAL 100	
Heating Type		04	AIR DUCTED 100	
Bedrooms			3 100	
Bathrooms			2.5 100	
Frame		02	WOOD FRAME 100	
Stories		2.	2. 100	
Units			0 100	
Quality		04	Quality Level 04	
DOR CODE		0100	SINGLE FAMILY	
MAP NUM			MKT AREA	01
NEIGHBORHOOD/LOC		1023.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	734	100	734	152,448
DCK	56	10	6	1,246
FGR	525	55	289	60,024
FOP	41	30	12	2,492
FUS	1,128	100	1,128	234,279
PTO	30	5	2	416
PTO	81	5	4	830
TOTALS	2,595		2,175	451,736

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0320	12	2,175	238.2890	226.37	492,355	2005	2005	0	0	0	8.25	91.75	
1 TOWNHOUSE - 100% - 2023													
Heated Area: 1862													
HX Base Yr 2023													
2664 W 5TH ST, FERNANDINA BEACH													

NASSAU COUNTY PROPERTY						PAGE 1 of 1		
VALUATION SUMMARY								
VALUATION BY					STANDARD			
Tax Group: 2				Tax Dist:				
BUILDING MARKET VALUE					451,736			
TOTAL MARKET OB/XF VALUE					6,777			
TOTAL LAND VALUE - MARKET					191,250			
TOTAL MARKET VALUE					649,763			
SOH/AGL Deduction					0			
ASSESSED VALUE					649,763			
TOTAL EXEMPTION VALUE				HX HB		50,000		
BASE TAXABLE VALUE					599,763			
TOTAL JUST VALUE					649,763			
NCON VALUE					0			
INCOME VALUE								
PREVIOUS YEAR MKT VALUE					452,710			